

Adopted at Meeting of 7/ 18/ 74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-33
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS James E. Cofield, Jr. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-33 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That James E. Cofield, Jr. be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-33 in the South End Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE--33 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Resolution amended to provide that LDA contain clause that property be developed by owner-occupant.



July 18, 1974

MEMORANDUM

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL SE-33
15 Greenwich Street

SUMMARY: This memorandum requests that the Authority tentatively designate James E. Cofield, Jr. as Redeveloper of Parcel SE-33 in the South End Urban Renewal Area.

Parcel SE-33 consists of approximately 747 square feet and is located at 15 Greenwich Street in the South End Urban Renewal Area.

Mr. James E. Cofield, Jr., 52 E. Springfield St., Boston, has submitted a proposal for the rehabilitation of Parcel SE-33 for rehabilitation purposes in accordance with Authority Standards, guidelines and the South End Urban Renewal Plan. Mr. Cofield has been a long-time resident of the South End.

Mr. Cofield's proposal calls for the rehabilitation of the 1-unit structure at an estimated cost of \$32,000.00. The financing will be obtained from HUD 312 funds, if available through the Authority, or a private institution.

It is appropriate at this time to tentatively designate Mr. Cofield as Redeveloper of Parcel SE-33 so that formal processing of plans and financing arrangements may be initiated. Mr. Cofield's submissions indicate sufficient ability to act as the Redeveloper for Parcel SE-33.

I, therefore, recommend that the Authority tentatively designate James E. Cofield, Jr. as Redeveloper of Parcel SE-33 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

